

Report of the Executive Director – Kaka‘ako

February 5, 2025

I. Planning & Development

Approved permit applications that did not require § 206E-5.6, HRS, hearings:

Approval Date	Name of Applicant	Project
12/18/2024	Dan Daoang, Prowork Pacific (AOAO Moana Pacific)	KAK 24-061 Replace rooftop air conditioning equipment on east and west towers
12/20/2024	AOAO of Ke Kilohana	KAK 24-047 Repair sections of the fire sprinkler piping system
12/20/2024	Reid Mizue (Brenda Chan)	KAK 24-084 Interior alterations to existing residential unit
1/2/2025	Mary C. Kustermann Trust (Design Eight LLC)	KAK 24-099 Kitchen improvements and shower conversion
1/14/2025	Davis Engineering Thomas Davis	KAK 25-003 Relocated HECO meter and electrical service equipment

Developments Under-Construction

There are four (4) buildings under construction in Kaka‘ako, in addition to park improvements and other community infrastructure projects.

- Construction is ongoing at The Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001), and Kalae (KAK 22-024).
- Commercial tenant improvements continue at Kō‘ula (KAK 18-038).
- The Ala Moana Pedestrian Bridge and Victoria Ward Park Makai are nearing completion.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.

II. Asset/Land/Property Management

Reserved Housing

In January 2025, one Subordination of Equity Sharing Payment Agreement was executed to allow reserved housing unit owners to obtain a second mortgage, which is allowable under certain conditions. One other subordination request for a second mortgage is pending.

In January 2025, there was one request to sell a reserved housing unit during its regulated term that is pending further action.

In January 2025, three Release of Unilateral Agreements were executed, generating a total of \$111,740 in shared equity payments to the HCDA.

No other requests for Unilateral Release were received and are pending further action.

In January 2025, there were 14 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were eight active Right of Entry (ROE) and/or license agreements through January 2025. See Exhibit A.

Kakaako and Kewalo Small MS4 (Municipal Separate Storm Sewer System):

The HCDA submitted two annual reports to the Department of Health Clean Water Branch in January 2025 to document the status of compliance with the conditions of the NPDES (National Pollutant Discharge Elimination System) General Permit for Kewalo Basin Harbor and the Kakaako Community Development District. The annual report summarized the HCDA's stormwater management activities for 2024 and provided an assessment of the pollution control measures outlined in the HCDA's Stormwater Management Pollution Prevention Plan.

III. Capital Improvements

Kolowalu Park Improvements Mauka – Dog Park

HCDA's contractors, Bolton Inc. and Fields Masonry, continued construction activities through January 2025. On January 27, 2025, Bolton Inc. turned the park back over to the HCDA upon successful completion of the final walkthrough and inspection. The grand opening of the Kolowalu Dog Park will be held at 9:30 am on Saturday, February 8, 2025.

Kaka'ako Street Improvements

HCDA's consultant, Wilson Okamoto Corp., continues to work on finalizing the Existing Conditions Assessment and Deficiency Report. In January 2025, they began conceptual planning and preliminary design work to address drainage and roadway deficiencies identified in the report. A third public meeting for landowners and tenants is being planned for March 2025.

Heeia Stream Access Road

HCDA received \$1 million in legislative funding for the planning, design, and construction of an access road leading to the Heeia stream to allow for regular stream cleanings. A design-build Request for Proposals solicitation will be released in the coming weeks.

Queen Street Catch Basin Repair:

HCDA's contractor Kaikor Construction completed a 3 cubic feet concrete structural repair of an existing storm drainage catch basin on Queen Street, in January 2025.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
 HCDA Right of Entry List
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	none
2	Bike Share Hawaii	7-17	Kolowalu Park	6/9/2017	5/31/2025	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2026	Supplemental parking and storage	\$1,269.48/ month
5	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/2022	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
6	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2025	Sublease office space	\$2,185/ month
7	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
8	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none